

**CITY OF LONG BEACH  
PLANNING COMMISSION AGENDA  
333 W. Ocean Boulevard – (562) 570-6321  
(562) 570-6068 FAX  
August 19, 2004  
CITY COUNCIL CHAMBER**

**STUDY SESSION** 12:00 – 1:30 p.m.  
Douglas Park Project Update

**ADJOURN**

**PUBLIC HEARING** (reconvene) 1:30 PM

**CALL TO ORDER**

**ROLL CALL** Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,  
Winn

**PLEDGE OF ALLEGIANCE**

**MINUTES** July 1, 2004

**SWEARING OF WITNESSES** Do you solemnly swear or affirm that the evidence you shall  
give in this Planning Commission Meeting shall be the truth,  
the whole truth, and nothing but the truth.

**GUIDE FOR PERSONS INTENDING TO SPEAK**

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

## Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

## CONSENT CALENDAR

### **1A. Case No. 0404-17**

#### **City of Long Beach Citywide**

(Carolyn Bihn,  
Project Planner)

Proposed Zoning Code Amendment affecting the establishment of temporary homeless shelters.

RECOMMENDATION:

Planning Commission continue item to a future date.

### **1B. Case No. 0405-24**

Conditional Use Permit  
CE 04-108

#### **Velocitel 7400 E. Willow Street (Council District 5)**

(Lemuel Hawkins,  
Project Planner)

A Conditional Use Permit to construct and maintain a wireless telecommunication facility, consisting of a 43 foot high unicast antenna structure disguised as a flagpole with appurtenant equipment.

RECOMMENDATION:

Planning Commission approve the Conditional Use Permit.

### **1C. Case No. 0406-06**

Condominium Conversion  
CE 04-118

#### **Terry/Sharp Homes Chuck Terry 2907-2925 Spaulding Avenue (Council District 4)**

(Derek Burnham,  
Project Planner)

Request for the approval of a Tentative Tract Map (No. 061492) to convert a 28-unit residential structure to condominiums.

RECOMMENDATION:

Planning Commission approve Tentative Tract Map No. 061492.

**1D. Case No. 0403-19**  
Tentative Parcel Map  
CE 04-68

(Lynette Ferenczy,  
Project Planner)

RECOMMENDATION:

**Zuhrab Ghazarian**  
**c/o Jean-Pierre Boladian**  
**1124 Pacific Avenue (Council District 1)**

Request for approval of Tentative Parcel Map No. 060924 for the purpose of constructing a three-story, three-unit condominium.

Planning Commission approve Tentative Parcel Map No. 060924, subject to conditions.

## **CONTINUED ITEMS**

**2. Case No. GPC 8-5-04**

(Ira Brown,  
Project Planner)

RECOMMENDATION:

**Jon Nowak**  
**Long Beach Unified School District**  
**5320 Pine Avenue (Council District 8)**

Finding of conformity with the General Plan for a street vacation relating to Addams Elementary School.

Planning Commission find the proposed street vacation in conformance with the General Plan.

## **REGULAR AGENDA**

**3. Case No. 0404-02**  
Site Plan Review, Standards  
Variance, Tentative Tract Map No.  
61544  
ND 19-04

(Jamilla Vollmann,  
Project Planner)

RECOMMENDATION:

**Paul Overett**  
**Zon I, LLC**  
**431 E. 6<sup>th</sup> Street (Council District 2)**

Site Plan Review, Standards Variance, and Tentative Tract Map No. 61544 to construct a 3-story, 10-unit condominium apartment building with a code exception to the height limit.

Planning Commission approve the Site Plan Review, Standards Variance, and Tentative Tract Map No. 61544, subject to conditions and certify Negative Declaration 19-04.

## **MATTERS FROM THE AUDIENCE**

## **MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING**

- a. Updates:
  - 1) City Council Actions
  - 2) General Plan Update
- b. Preview of September 2, 2004 agenda


3510 E. Broadway	Beer and wine store
1401 Greenbrier Road	Condominium conversion
250 Pacific Avenue	Condominium conversion of Pine Square
1000 E. Artesia Boulevard	Church
- c. Other

## **MATTERS FROM THE PLANNING COMMISSION**

## **ADJOURN**

*The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.*